



raising standards in property preservation

Peter Cox Ltd
209 Century Buildings
Brunswick Business Park
Liverpool
L3 4BL

t 0151 702 5333
f 0151 708 5304
w www.petercox.com
e surveys.liverpool@petercox.com

Mr Mike Potter
Wulfruna LTD
20 Kendal Way
Chorlton
Crewe
CW2 5SA

29 May 2016

Dear MR Potter

Property – Halghton Hall, Halghton Lane, Whitchurch Road, Bangor-On-Dee, Wrexham, Clwyd LL13 0BN

Thank you for inviting us to submit a quotation for specialist remedial work at this property.

We have included a proposed schedule of repairs together with a quotation for the items of specialist work that Peter Cox will be pleased to undertake for you.

To arrange for a convenient start date for the works to proceed, please complete and return the acceptance form to this office. A provisional start date can be agreed by contacting Jean, Claire or Chris., our Contracts Manager, on 0151 709 5902.

Where applicable, a long term guarantee will be issued for our specialist works on completion of the contract.

Peter Cox Ltd is a founder member of the Property Care Association (formerly the BWPDA), registered as a Quality Assured Firm under ISO 9001 and fully accredited for health and safety by Safe Contractor.

Our technicians carry CSCS cards and we can make available on request method statements and risk assessments.

Should you wish to discuss any aspect of this quotation, I can be contacted through this office or on 07899068089 any time up to 8.30pm.

Yours sincerely

Mark Abbott

Mark Abbott CSRT
Surveyor



The first national preservation company to be awarded this prestigious accolade

raising standards in property preservation



Peter Cox Ltd Registered in
England no. 2438126 at
Aniseed Park, Broadway Business Park,
Chadderton, Manchester OL9 9XA

Specialist Works Proposal



Accreditations



A Long Tradition

Founded in 1951 Peter Cox has wide ranging experience in building maintenance and repair extending to property of all description from private housing to public and commercial buildings, many of them listed.

Over the period we have worked on numerous historic buildings of national and regional significance throughout the UK and issued well over 500,000 guarantees.



Local Skills

We operate through a network of local service branches with trained and qualified staff familiar with local needs and building traditions.



Industry-leading Associations

Peter Cox Ltd is a member of the Property Care Association (formerly the British Wood Preserving and Damp-proofing Association), the British Wall Tie and Structural Repair Association and the British Structural Waterproofing Association.



TrustMark and GPI

Peter Cox is an approved contractor under both the TrustMark and the Guarantee Protection Insurance Schemes.



ISO 9001

We have been committed to Quality for many years and currently hold ISO 9001 accreditation.



BS 6576:2005

The Peter Cox DryWall DPC system carries a British Board of Agrément Certificate and complies with BS 6576:2005.



A Safe Contractor

All Peter Cox surveyors and technicians are fully trained in safe working practices while our treatment fluids are HSE approved and generally odourless and non-flammable.

Freephone 0800 789 500
www.petercox.com

Various guarantee options are available where specifically stated in the report. This Survey Report or Schedule of Works is our copyright and is for the benefit of the addressee only. We accept no responsibility for our survey or this report towards any other person. On no account must it be duplicated in whole or part without our authority.

Peter Cox Ltd

Aniseed Park, Broadway Business Park
Chadderton, Manchester, OL9 9XA
Email: enquiries@petercox.com

Proposal Date: 29/05/2016

Ref: ENQ257453

SPECIALIST WORKS QUOTATION

Peter Cox Ltd
209 Century Buildings
Brunswick Business Park
Liverpool
L3 4BL

t 0151 702 5333
f 0151 708 5304
e surveys.liverpool@petercox.com

CLIENT Wulfruna LTD
20 Kendal Way
Chorlton
Crewe
CW2 5SA

PROPERTY ADDRESS
Halghton Hall, Halghton Lane
Whitchurch Road, Bangor-On-Dee
Wrexham
Clwyd
LL13 0BN

SURVEYOR Mark Abbott

DATE OF SITE VISIT 20/05/2016

Directions are as if facing front elevation unless otherwise stated

PLEASE READ CAREFULLY THE CONTENTS OF THIS DOCUMENT, THE FOLDER AND ALL ENCLOSURES WHICH ALL FORM PART OF ANY CONTRACT OFFER.

REVISED REPORT

In accordance with your instructions received on 28/06/2016, we have submitted a revised report/specification and quotation for the following:

Rising dampness to walls

This supersedes and cancels our original report and quotation of 20/05/2016 and must be read accordingly unless expressly stated to the contrary. We draw your attention to the matters set out in the 'Scope of Survey' section of the Quotation part of this Report and would ask you to read those notes carefully. If you have any concerns or queries as to the effect these matters may have upon the treatments recommended in this Report or if you believe that we have misinterpreted your survey instructions, please let us know at once.

SPECIFICATION OF WORKS

Quotation Ref	Works	Cost (£) excl vat
a)	Install a chemical damp proof course incorporating the Peter Cox DryWall Diffusion System to those walls indicated on the enclosed drawing.	£ 1411.00

IMPORTANT INFORMATION – Client to Note

Guarantee

Upon completion of the contract our **20 Year Guarantee** will be issued, protecting you against the recurrence of dampness rising through our damp proof course, offering you peace of mind for your property in the future. A specimen guarantee is available on request or can be viewed at www.petercox.com.

Whilst any general building and ancillary works undertaken by Peter Cox are excluded from any treatment guarantees issued, you will of course be protected by your statutory rights under The Consumer Protection Act 1987.

Preparation by Client

You should arrange for the following preparatory work to be undertaken in the treatment areas, as stated below and/or as identified on the attached sketch. This should be completed prior to our arrival on site.

- Removal of floor coverings.
- Removal of skirting boards.
- Removal of radiators.
- Removal of fitted base units and appliances.
- Remove wall plaster up to 1.0m high to all areas to be damp proofed.

The renewal of plaster work is not included for in our quotation as this is something that you may wish to organise with your own contractor.

A separate specification for the contractor is enclosed. We cannot over-stress the importance of plastering strictly in accordance with our specification.

If you have any doubts concerning preparation, please don't hesitate to contact our office for clarification.

Please do not arrange for these items to be re-instated until the completion of the Peter Cox contracted works.

Plaster & Salts

When rising damp occurs in a wall it brings with it soluble salts which maybe deposited in the wall fabric and plaster as the moisture evaporates at the wall surface. Certain of these salts, in particular chlorides and nitrates, are hygroscopic; that is they are capable of attracting and absorbing moisture from the atmosphere when the relative humidity is high. This means that even after a damp proof course has been installed it is possible for the plaster to remain damp.

For this reason we advise that wall plaster should be renewed to a minimum height of 1 metre or 300mm above the maximum level of salt contamination, in conjunction with the new damp proof course installation. As you have not asked us to provide a quotation for this work you should arrange for the replastering to be carried out by others under separate contract.

Replastering should be carried out strictly in accordance with our DryWall Salt Retardant Additive Specification, a copy of which is enclosed. The additive, which is available from your local Peter Cox office, is required at a rate of approximately 1 litre per 7m² plaster (at 12mm thick).

If you require any further clarification regarding the replastering please do not hesitate to contact us.

We will, of course, be pleased to provide a quotation for carrying out our DryWall Coating System on request.

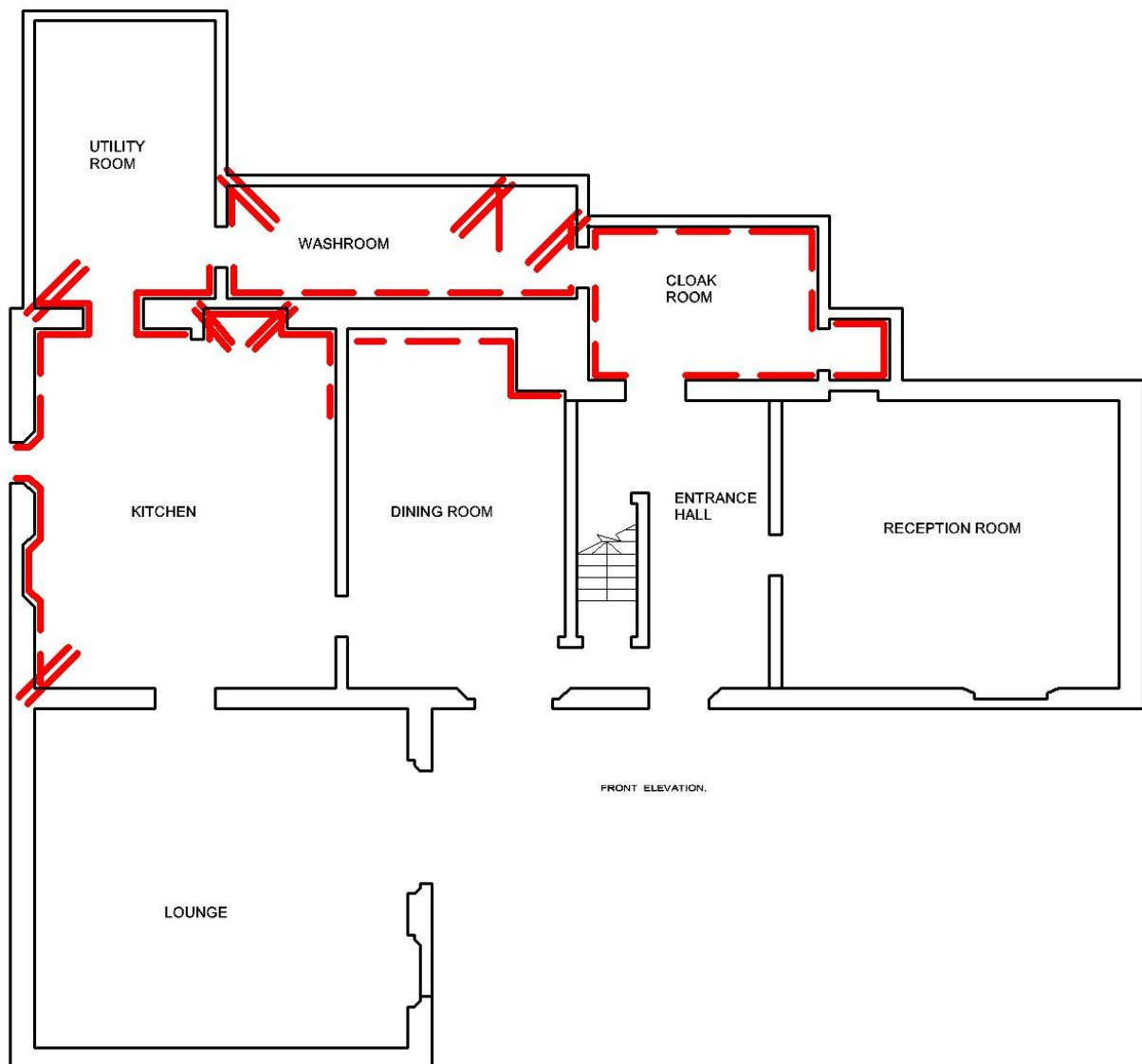
Ref No: ENQ257453

Date of Survey: 20/05/2016

Surveyor: Mark Abbott

Property Address

Halghton Hall, Halghton Lane
Whitchurch Road, Bangor-On-Dee
Wrexham
Clwyd
LL13 0BN



FRONT ELEVATION.

Unless otherwise stated in the report, where our work is to be carried out internally we require you to arrange for the removal of carpets and furnishings, together with all skirtings, fixed units and appliances, from walls designated for damp proof course insertion and/or replastering. This work **MUST** be done prior to our commencement.

© Peter Cox Ltd

NOT TO SCALE

NOTES

T timber floor

S solid floor

DPC

vertical DPC

high ground or
floor level



QUOTATION ACCEPTANCE

We would like to undertake the works specified for you, as detailed on the enclosed Quotation Sheet. Where we have provided more than one quotation we feel that you would benefit from using on specialist contractor for all the works. However, we will, of course, be more than willing to undertake individual works as chosen by you.

To arrange for a convenient start date for the works to proceed please complete and return the enclosed acceptance to our local office.

Provisional start date may be arranged by contacting Jean, Claire or Chris. our Contracts Manager on 0151 709 5902.

Should you wish to discuss this report or our treatments in any greater detail or you would like clarification of the works allowed for in our quotation, please contact me through this office or on 07899068089 any time up to 8.30pm.

Yours sincerely
For and on behalf of Peter Cox

Mark Abbott

Mark Abbott CSRT
Surveyor

QUOTATION

Client
Address
Wulfruna LTD
20 Kendal Way
Chorlton
Crewe

Property
Address
Halghton Hall, Halghton Lane
Whitchurch Road, Bangor-On-Dee
Wrexham
Clwyd

Postcode
Date of Survey
Reference:
CW2 5SA
20/05/2016
ENQ257453

Postcode
Branch Office
LL13 0BN
209 Century Buildings, Brunswick
Business Park, Liverpool, L3 4BL

The price for executing the works subject to and in accordance with the Specialist Works Proposal, together with Specifications, Explanatory Notes and all other enclosures is:

Description of Works	Price (excluding VAT)	✓
a) Dry Wall Damp Proof Course Installation	£ 1411.00	

This quotation is **exclusive** of **VAT** and is subject to the Conditions overleaf.

Where applicable and as specified in the Proposal, the repair works quoted will carry our normal long term guarantee which will cover the specific areas treated.

If available, you may have the option to subscribe to a 10 year back up guarantee issued by Guarantee Protection Insurance. Details are available on request.

Payment terms are outlined on Acceptance of Quotation Form – please see attached.

35% deposit is payable by return at the time of instructing works, with the balance due immediately upon completion – please refer to our Terms & Conditions within your Report Pack and as outlined overleaf.

Signed on behalf of Peter Cox Limited

Neil Cooper

QUOTATION ACCEPTANCE

Client Address
Wulfruna LTD
20 Kendal Way
Chorlton
Crewe

Property Address
Halghton Hall, Halghton Lane
Whitchurch Road, Bangor-On-Dee
Wrexham
Clwyd

Postcode CW2 5SA

Postcode LL13 0BN

Date of Survey 20/05/2016

Branch Office 209 Century Buildings, Brunswick
Business Park, Liverpool, L3 4BL

Reference: ENQ257453

The price for executing the works subject to and in accordance with the Specialist Works Proposal, together with Specifications, Explanatory Notes and all other enclosures is:

Description of Works	Price (excluding VAT)	✓
a) Dry Wall Damp Proof Course Installation	£ 1411.00	

Where applicable and as specified in the Proposal, the repair works quoted will carry our normal long term guarantee which will cover the specific areas treated. If available, you may have the option to subscribe to a 10 year back up guarantee issued by Guarantee Protection Insurance; details for this service are available on request.

Customer Acceptance

I have indicated by a ✓ in the table above those works which I wish you to undertake on my behalf.

I wish to pay by the following method. Please note your chosen payment method: (minimum deposit of 35% of total value inc. VAT at time of accepting the works, balance due immediately upon completion of works).

- ☐ **Debit/Credit Card:** Please return your Quotation Acceptance preferably using the email address below, we will then call you directly to make arrangements to undertake the work and take your card details to process your deposit. Note: all payments made by Credit Card will incur a surcharge of 1.5% on the total sum paid (no charge for Debit Cards). Please note, we do not accept American Express or Diners Club Cards.
- ☐ **Cheque with acceptance:** Please post to the above branch Office address together with this signed quotation acceptance. Please write **ENQ257453** on the rear of the cheque.
- ☐ **Bank Transfer:** Bank Name: **Barclays** Sort Code: **20-00-00** A/C No: **23931773** A/C Name: **Peter Cox Ltd.**
Please quote Reference: **ENQ257453** Date of Transfer: _____

As the Owner/Agent/Tenant/Lessee/Prospective Buyer* (delete as applicable) of the property, I accept this quotation and acknowledge that I am responsible for payment to PETER COX Ltd. in accordance with their standard terms and conditions overleaf.

Signature: _____ Name: _____ Date: _____

Invoice Address: _____ Preferred
(if different from Client Address above) _____ Contact No: _____

Please return this completed form to the above Branch Office address. Your work can be scheduled to start as soon as we receive this acceptance and payment of your deposit. To reduce the waiting time, please email this completed form to: contracts.liverpool@petercox.com quoting the words "Quotation Acceptance ENQ257453" and we will then call you back on the above preferred Contact No.



CONDITIONS OF CONTRACT

1. ACCEPTANCE OF QUOTATION

The Peter Cox Limited ("Peter Cox") quotation may be accepted by:

- (a) The customer returning the signed acceptance of quotation form within twenty-eight days of the date of the quotation (or three months in the case of damp proofing work only);
- (b) The customer requesting a date for commencement of the work within 28 days of the date of the quotation provided such date is itself no later than three months from the date of the quotation;
- (c) The customer paying a deposit to Peter Cox in part payment of any sums ultimately due to them;
- (d) Any other conduct of the parties which indicates that the customer has accepted the quotation.

2. CREDIT CHECKS AND REFERENCES

Peter Cox reserves the right to carry out credit checks on customers at any time at its own expense. Further, if required and requested by Peter Cox, the customer shall provide satisfactory trade and financial references before the Peter Cox quotation may be accepted by the customer.

3. DEPOSIT

Unless otherwise agreed with Peter Cox, the customer is required to pay a deposit of 35% of the total value of the work (inclusive of VAT) prior to commencement of work, which may be forfeited by the customer in the circumstances set out in clause 11 below. In the event that the deposit is not paid by the customer as required, Peter Cox is under no obligation to proceed with the work until such time as the deposit is paid and is not responsible for any delays or losses caused in consequence of the customer's failure to pay the deposit in advance of the commencement date.

4. VARIATION

Peter Cox reserves the right to substitute alternative materials and equipment and/or to use alternative methods of work and construction of similar quality and performance to those specified in the quotation or any other document issued by them.

5. EXTRAS

Unless otherwise stated, the contract price is based on the work being executed without interruption during the normal working hours of Peter Cox, i.e. 8am to 5pm Monday - Friday. If extra time on the contract or overtime is worked for any reason (other than by default of Peter Cox), the costs of such extra time or overtime, plus a reasonable proportion of overheads and profit, shall be paid by the customer as an addition to the contract price. If materials additional to those included in the quotation are supplied because of additions or alterations to the contract works requested by the customer, he/she will pay the cost of those additional materials, plus a reasonable proportion of overheads and profit, as an addition to the contract price.

6. LOCAL AUTHORITY REQUIREMENTS

Where the Local Authority become involved in the work to be undertaken, any additional costs incurred by Peter Cox in order to meet the specific requirements of the Local Authority will be charged to the customer as an addition to the contract price. For example, in certain circumstances, Peter Cox is required by law to notify the Local Authority Building Control Officers of proposed remedial wall tie installation works.

7. FIXTURES AND FITTINGS

All fixtures and fittings in working areas shall be removed by the customer before commencement of work, and afterwards repaired and replaced by the customer, in each case at the customer's expense. Peter Cox may remove, at the customer's expense, any fixtures or fittings not so removed, however, Peter Cox will not be responsible for any damage to any fixture or fitting (other than damage proved to be due to negligence on the part of Peter Cox, their servants or agents) and the customer shall indemnify Peter Cox against any claim for such damage. The expression, "fixtures and fittings", shall include, without prejudice to its generality, pipes, cables, furniture, furnishings, internal plaster and decorations. Unless otherwise stated elsewhere in writing, the price quoted does not include for making good wall plaster and/or decorations disturbed by wall tie replacement work.

8. WORKING FACILITIES

The customer will, at his/her own expense, provide Peter Cox with:

- (a) Unimpeded access for vehicles and workmen during all working hours to all areas to which access is necessary for carrying out the contract works;
- (b) Adequate and conveniently situated supplies of electricity and water;
- (c) Conveniently situated areas for loading, unloading, storage and the carrying out of ancillary works;
- (d) All facilities required for Peter Cox's employees under the Construction (Design & Management) Regulations 2007 or any modification or replacement of them;
- (e) Where relevant, the written consent of any owner and/or occupier of the adjoining property to the quoted treatment of party walls and to such access as may be necessary to such adjoining property for the purpose of carrying out works to the party walls or the provision of scaffolding. Peter Cox will not be liable for subsequent defects attributable to dampness originating from an adjoining property (other than damage proved to be due to negligence on the part of Peter Cox, their servants or agents).

9. STRUCTURAL DEFECTS

Unless otherwise stated, the Peter Cox quotation is based on the assumption that the structure and foundations of the property are in good condition and, if it is discovered that they are not in good condition, Peter Cox may, by not less than seven days notice in writing to the customer, determine the contract and thereupon the customer shall pay to Peter Cox the reasonable cost of all work carried out until such determination. Upon any such determination, the customer will be responsible for all reinstatement work at his/her own expense and Peter Cox will not be responsible for any deterioration in the property caused by subsequent structural defects.

10. VALUE ADDED TAX

Unless stated otherwise, prices and rates shown in all documents issued by Peter Cox are exclusive of Value Added Tax (VAT) which will, where applicable, be added to such prices and rates at the rate prevailing from time to time and such VAT shall be payable by the customer.

11. CANCELLATION

Where the contract between the customer and Peter Cox is an 'off-premises' contract as defined by The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013, it may be cancellable within 14 days of coming into effect. In such circumstances, information regarding statutory cancellation rights will be supplied on a separate document. Where that cancellation period has expired, and in all cases where the contract does not qualify for statutory cancellation rights, Peter Cox reserves the right to retain or claim the following proportion of the deposit paid or payable by the customer as follows:

- (a) If cancelled more than 28 days prior to the commencement date – 25%
- (b) If cancelled between 10 and 28 days prior to the commencement date – 50%
- (c) If cancelled between 5 and 9 days prior to the commencement date – 75%
- (d) If cancelled between 1 and 4 days prior to the commencement date – 90%
- (e) If cancelled on the day of or after the date of commencement – 100% of deposit and such other reasonable costs or expenses as may have been incurred by Peter Cox or for which Peter Cox may be liable at the date of cancellation

12. TERMS OF PAYMENT

All sums due to Peter Cox are exclusive of VAT unless otherwise stated. Payment is due on completion of the work or in accordance with any alternative agreed contract mechanism. Peter Cox reserves the right to charge interest on all overdue accounts at the rate of 5% above the base rate from time to time of Barclays Bank PLC. In the event that the customer has any queries in respect of an invoice issued by Peter Cox, then such queries shall be raised in writing to the relevant Peter Cox branch within 7 days of receipt of said invoice.

13. RETENTION OF TITLE

Title to any and all equipment and/or materials sold and/or used by Peter Cox as part of the works and/or the Contract will not pass to the customer until such time as all sums due and payable to Peter Cox have been paid by the customer in full. For the avoidance of any doubt, the customer has no right to use or keep such equipment and/or materials until they have been paid for in full and ownership thereof remains with Peter Cox until that time. Further, Peter Cox has the right to recover such equipment and/or materials from the customer's possession in the event that payment in full is not made by the due date.

14. DELAYS

Where any period or date for completion has been agreed, Peter Cox will be entitled to any reasonable extension to that period or date where any delay is due to adverse weather conditions or to such other reasons as may be fair and reasonable in the circumstances.

15. GUARANTEE

Within 14 days of payment of their account in full, Peter Cox will, if applicable, issue their guarantee to the customer. In the event that payment is made by the customer outside the terms of payment set out at clause 12 above without reasonable excuse, the customer will forfeit its entitlement to any guarantee unless Peter Cox shall determine otherwise at its sole discretion.

16. RE-INSPECTION

Should the customer for any reason request Peter Cox to re-inspect the work after completion, a fee for such re-inspection will be charged by Peter Cox. Such fee will be refunded to the customer in the event of Peter Cox being proved to have been at fault in carrying out the original work.

17. GOVERNING LAW AND JURISDICTION

In the event of any dispute arising out of or in connection with any survey and/or work undertaken by Peter Cox, the laws of the country in which that survey and/or work has been undertaken shall apply to such dispute and such dispute shall also be determined by the courts of that country in which the survey and/or work has been undertaken.

Please read carefully the following notes which all form part of the contract offer.

FOR ACTION BY CLIENT

GENERAL

Electricity & Water

We require a safe 110/240v 13 amp electricity supply and clean water to be provided free of charge. If suitable electricity is not available we reserve the right to provide a portable generator for which the hire costs will be £50 per technician per day, chargeable to the client.

Please inform us if a suitable power supply is not available.

Access

We require safe, unimpeded access to the work areas. The client must arrange for the removal of any fixtures, fittings, services, stored goods, as well as carpets and furnishings, prior to our technicians' arrival on site and for their subsequent replacement. If, for any reason, items remain in-situ, we will not accept any responsibility for any damage.

On no account can our technicians undertake the moving of furniture, floor coverings, etc. unless by prior agreement and confirmed in writing, in which case we will not accept any responsibility for any breakages or damage sustained. In the event that services, fixtures and fittings (including sanitary ware and fitted units), which are specified in the report for removal by the client, are found to be damaged during the works, this company will not accept any liability for any such damage.

Please therefore inform us in advance of any concealed/buried services, i.e. pipes & cables.

Asbestos

Please inform us if you are aware of any asbestos containing materials (ACM's) in the vicinity of our work areas. If, during the course of our works, any ACM's are discovered or suspected, we will advise you accordingly. To prevent our staff, yourselves or other occupants being exposed to hazardous fibres, it may be necessary for any such items to be sampled and analysed for asbestos content. If asbestos is found to be present, specialist removal by an HSE licensed contractor may be required to enable our works to proceed. We will be pleased to provide advice on obtaining a quotation for an asbestos survey, sampling or removal, on request.

Party Walls

Where the works described in this report involve a party wall, we must draw your attention to the fact that the Party Wall Act 1996 applies. Whilst you should obtain legal advice if you have any concerns over the application of this Act, in general terms, the Act requires an owner to notify his or her neighbour of any proposed works and obtain consent for the work to commence, although that consent cannot be unreasonably withheld. In any event, we will not be responsible for any unforeseeable damage caused to adjoining properties.

Disturbance

The works may be unavoidably noisy and dusty and our quotation assumes that the work will be carried out in normal working hours with no undue restrictions. Where our works involve the use of drilling machines which can cause vibration, we strongly suggest you remove any objects from the walls which may be loosened or damaged by such vibrations. It is also possible that existing plasterwork or render may be loosened if it is not well keyed to the substrate. We will accept no responsibility for any claim for such damage due to these vibrations and we suggest that you notify the owners of any adjacent properties of our impending works.

Dust

Where our specification includes for hacking off existing plaster, the client is advised that it is not unusual for dust to find its way to the remotest parts of the property during this type of work. We will take precautions to minimise this nuisance where practical within the immediate area of our work but we respectfully suggest that you should also take some precautions to protect furniture and the like elsewhere in the property (if required, with prior notice, our technician will be pleased to provide you with polythene sheeting, with our compliments). No responsibility will be accepted by Peter Cox for cleaning or any damage caused by dust.

General Maintenance

Our specialist works are not an alternative to good/sound building construction or regular building maintenance. It is essential that the external fabric of the building (including gutters, down pipes, drain pipes, render, pointing, etc.) is repaired where necessary and maintained in good condition, to ensure that penetration of water is prevented.

Safety

Except in some special circumstances, the treatment fluids used by Peter Cox are aqueous based. They are non-flammable, have low odour and low toxicity. All products used are approved and licensed by the Health & Safety Executive (HSE). It is, however, important to take normal precautions by refraining from entering treated areas during the course of treatments and for a period thereafter, as stated on the product safety data sheets which are available on request. Particular care must be taken to prevent access by children and animals. For the majority of our treatments re-entry is possible after a minimum period of 1 hour or when the timber surfaces are dry.

DAMP PROOF COURSE

Access

Where drilling is to be carried out internally (see sketch plan/drawings), timber skirtings must be removed to allow the work to proceed. Unless otherwise noted, the responsibility for their removal and re-fixing rests with the client.

External renders

The external render should be removed from the area where we propose to insert the DPC to prevent bridging and to expose the mortar joint chosen for the treatment. It may subsequently be replaced either by a bell casting above the DPC line or a sand and cement render incorporating a waterproofing agent. It is the client's responsibility to undertake this work, unless otherwise stated.

Drying out

The drying out period after a damp proof course installation can vary considerably, however, as a guide, one month should be allowed for each 25mm of wall thickness. Drying out can be influenced greatly by heating, ventilation and the condition of both internal plaster and external walling. The presence of paints and renders can substantially extend the period.

Re-plastering

Re-plastering should be done with a sand and cement render, incorporating our DryWall Salt Retardant Additive applied in accordance with our standard specification, except on walls below ground or adjacent to higher floor levels, and chimney breast areas where high salt presence is suspected. In these circumstances, a waterproofing system should be used.

Note: Patent lightweight plasters such as Carlite should never be used on damp or treated walls.

On plaster allowed to remain in position, the client should ensure that it does not form a 'bridge' over the damp proof course. Wall plaster should stop above the line of the damp proof course unless it is of a waterproof nature (see common faults sketch in Plastering Advice and Guidance Sheet). It is preferable to remove wallpaper to 1.0m high to aid drying out and emerging salts should be brushed away as they appear on the surface. Plaster/decorations which are persistently affected by mineral salts should be removed to a minimum level of 1.0m or 300mm above any apparent salt line/dampness, whichever is the higher. For more detailed information, please refer to the Plastering Product Data and Guidance Sheets.

High Ground Level

Walls adjacent to higher ground levels may be affected by lateral damp penetration. Clients are advised to either have the higher ground lowered to 150mm below the proposed new DPC level prior to works commencing or apply a waterproofing system to these areas.

Decorations

Wall plaster should be allowed to dry out before any redecoration is undertaken. Water based, non-vinyl, vapour permeable emulsions may be used as a temporary decoration.

Clients are strongly advised not to apply a permanent decoration for a minimum period of 12 months or until all residual moisture has dried out (see note on drying out above). Walls below ground treated with cementitious coatings or renders still need to 'breathe' and should not have impervious decorations applied which would otherwise act as a vapour barrier.

Party Walls

Where it is not possible to gain access to both sides of a party wall or flank wall, our Guarantee would be issued on the assumption that the floor or ground on both sides of the wall would be at the same level. We therefore recommend that the client arranges for these levels to be checked prior to the damp proof course being installed.

Our method of installing a damp proof course in a party wall from within your property, whilst being to your neighbours' benefit, does not involve access to their property. We therefore strongly recommend that before we carry out works to this wall you inform them of our starting date, as the use of rotary percussion drills could cause disturbance. We cannot be held responsible for any problems that should occur from such disturbance, particularly if the owners/tenants are not informed.

Elektro+ Damp Proofing

All metal pipe work (e.g. central heating/water/gas pipes etc.) directly in contact with walls, floors or passing through walls, in the vicinity of the Elektro+ system, must be protected with non-conductive sleeving e.g. plastic sleeving. The client should arrange for this work to be carried out by a competent plumber under a separate contract.

Clients are advised NOT TO cut the wire anywhere, thus causing a break in the circuit. We cannot be held responsible for any problems that should occur from this action. If the wire/circuit has to be cut for any reason please contact us for further advice.

The Elektro+ System needs to be switched on at all times.

IMPORTANT NOTES

No allowance has been made in our quotation for any works other than those expressly specified for Peter Cox personnel. All other repairs and/or ancillary works are to be the responsibility of others under separate contract.

Specified repairs and replacement timbers will be to similar dimensions as existing and standard stock item sections and mouldings unless otherwise requested and/or stated.

Where re-plastering is carried out, hairline cracking of the setting coat may occur. This will not present a problem regarding the efficiency of the new plaster and should be made good by the client when decorating.

Where the client intends to re-use existing skirting boards but these are damaged during removal or are found to be decayed, we will, at your request, supply and fix new boards at an additional cost. Peter Cox will not be responsible for damage due to difficulty of removal or fungal decay of skirting boards.

Where radiators are being removed/re-fitted, it is possible that airlocks and leaks can occur which are beyond our control. We therefore recommend that you appoint a reputable plumber to re-commission the system and replace valves as necessary upon completion of our works.

Where fixtures and fittings are being removed/re-fitted, every care will be taken but Peter Cox will not accept any responsibility for any resultant damage.

Important Notes



Rising Damp Control

1 - DryWall DPC

The DryWall DPC system involves the saturation of a selected horizontal course of brickwork/mortar, or an equivalent area of blockwork or stone, with a water repellent material and, where necessary, associated re-plastering.

2 - Damp Proof Course Level

The damp proof course should be inserted above the internal solid floor level and a minimum of approximately 150mm above the external ground level. In the case of suspended timber floors the installation will be below the joists and/or wallplate where practicable.

3 - Vertical Damp Proof Course

Complementary vertical damp proof courses above external DPC level are positioned to isolate treated walls from the effects of rising dampness in untreated adjoining or abutting walls and structures or to maintain continuity between horizontal DPCs of varying levels.

Vertical DPCs will be approximately 1.2m high or as specified.

External walls should still be the subject of normal maintenance to prevent penetrating dampness.

4 - Formulations

The damp proofing formulations used in these systems are odourless and non-flammable.

Silane Diffusion System

1 - Silane/Siloxane 'Cream'

This system utilises a concentrated silane/siloxane 'cream' which is diffused within the wall to control rising dampness.

2 - Drilling Pattern

10mm or 12mm holes are drilled along the mortar line or in the masonry at no more than 120mm centres.

3 - Drilling Depth

Drillings are to a predetermined depth, depending on wall thickness, up to within 40mm of the back face.

4 - Cream Application

Each hole is filled with silane diffusion cream to within 10mm of the surface.

Remedial Timber Treatments

Wood Boring Insects

Species as specified in the Report.

TREATMENT No.1 - Roof Timbers

All accessible exposed roof timber surfaces are to be prepared and insecticidal fluid applied to all such exposed surfaces.

TREATMENT No.2 - Floors

For ground and/or upper floors as specified, the floor boards are to be lifted as necessary and insecticidal fluid applied to all such exposed surfaces. Re-lay floor boards and treat the top surface.

TREATMENT No.3 - Staircases

- a Where a soffit is present, drill 2 holes to the risers behind the carpet line, apply insecticidal fluid by means of a back spray nozzle and then surface spray the exposed timbers.
- b Where no soffit is present, apply insecticidal fluid to all exposed timber surfaces.
- c Where a soffit is present, apply surface application of insecticidal fluid to the top surface of the exposed timbers only. (As this is a limited treatment, no guarantee will apply.)

TREATMENT No.3 - Joinery Timbers

- d Apply insecticidal fluid to listed joinery timbers by means of surface application supplemented by flight hole injection.

SPECIAL NOTES

Due to the limitation of treatments, painted or coated surfaces cannot be guaranteed unless the paint is removed. Alternatively a paint or varnish containing our unique insecticide can be specified. Contact us for further details.

For Death Watch Beetle, House Longhorn or severely infested timbers the report may specify additional treatments to supplement the standard specification.

Although modern treatments can be effective, due to the insect life cycle and deep seated nature of Death Watch Beetle and House Longhorn infestation, total eradication cannot be guaranteed.

SPECIAL NOTES - Fungi

All wood rotting fungi require moisture to flourish, therefore the primary control measure is to remove the moisture source.



Freephone 0800 789 500
www.petercox.com

Peter Cox Ltd

Aniseed Park, Broadway Business Park
Chadderton, Manchester, OL9 9XA
Email: enquiries@petercox.com

Peter Cox Portfolio of Products and Services



Osmotic Dampproofing

ELEKTRO⁺



Rising Damp Control

DryWall^{pc}



Dry Air - Whole House Ventilation System

DryAir



Heat Recovery System

Thermo
save



Mould Control

MOULD
CLEAR



Basement and Structural Waterproofing

DryRoom



Masonry Protection Cream

DryWall
thermatek



Woodworm Control

INSECTASURE



Dry & Wet Rot Control

TIMBERSURE



Epoxy Resin Repair

RESIN
BOND



Cavity Wall Tie Repair

SECUREWALL



Crack Stitching & Lintel Reinforcement

WALLBOND



Bird Deterrence & Control

no
perch

A Nationwide Team of Experts

- | | | | |
|-------------|-------------|--------------|--------------|
| > dundee | > teeside | > manchester | > birmingham |
| > glasgow | > preston | > chester | > bristol |
| > edinburgh | > leeds | > lincoln | > uxbridge |
| > newcastle | > liverpool | > derby | |



raising standards in property preservation

Peter Cox Ltd
Aniseed Park, Broadway Business Park,
Chadderton, Manchester, OL9 9XA
t 0800 789 500 | w www.petercox.com
e marketing@petercox.com

